

...AR
...AX. BUILDING HEIGHT
USABLE OPEN SPACE
MAX. FLOOR AREA RATIO
PARKING SPACE SIZE~
PARKING SETBACK
FRONT
SIDE
REAR MIN. SITE (LOT) SIZE

MINIMUM LOT FRONTAGE

BUILDING SETBACK
FRONT (WHERE R/W IS > SIDE
REAR Zoning Regulation Requirements (RR District) ZONING DISTRICT: OVERLAY DISTRICT(S): WATERSHED MANAGEMENT AND AREA OVERLAY DISTRICT RC, RESOURSE REQUIRED: RR, 50 FT. 20 FT. 50 FT. 35 FT. N/A N/A 9 FT. × 18 FT. Required 9 FT. x 18 3.02± ACRES 440 FT.± Provided 크

Zoning Summary Chart

Parking Summary Chart	/ Chart	
Description	Required Provide	Provide
STANDARD SPACES (9'x18') 14,000 S.F. BUILDING	××	32
MIN. NO. OF HANDICAPPED - VAN (9'x 18')	×	2
TOTAL SPACES	××	32
LOADING SPACES	×	1

Sit	Site Data	ta		
Description	Existing	ng	Proposed	sed
	(S.F.)	(S.F.) % Of Site (S.F.)		% Of Site
JILDING FOOT PRINT — EXISTING	4,256±	6.8	1,825	1.4
JILDING FOOT PRINT — PROPOSED	0		14,000	10.6
AVEMENT / CONCRETE SIDEWALK	6,543±	10.0	16,200±	12.5
PEN SPACE	54,341±	83.2	99,526±	75.7
OTAL LEASE AREA	65,340	100%	131,551	100%
	1.49 AC		3.02 AC	

LANDSCAPING:

UPON SITE PLAN DESIGN THE LANDSCAPE PLAN SHALL CONFORM TO YORK COUNTY CODE LANDSCAPING STANDARDS (SEC. 24.1—244), LANDSCAPE YARDS (SEC. 24.1—244), AND OFF—STREET PARKING STANDARDS (SEC. 24.1—609). THIS PROPERTY DOES NOT REQUIRE TRANSITIONAL BUFFERS.

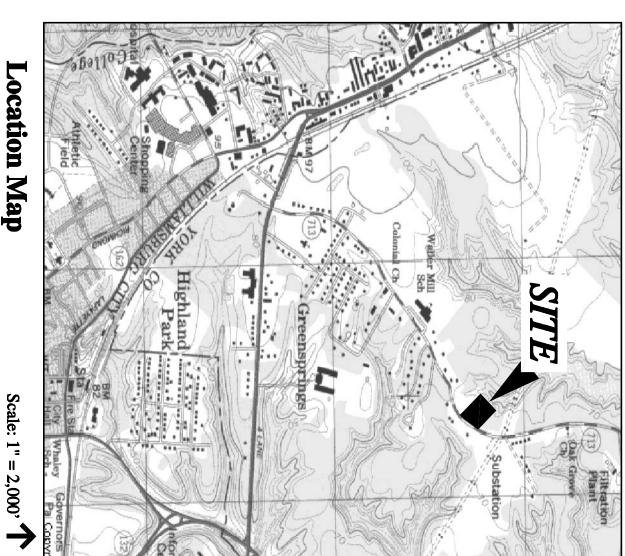
SELECTION OF PLANTS INCLUDES, BUT IS NOT LIMITED TO, THE COUNTY REGULATIONS, TABLES II—1 THROUGH 6: THOSE LISTED

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	Plant List	
Туре	Botanical Name	Common Name
Peciduous Shade Trees	Acer qinnala Amelanchier arborea Faqus qrandifolia	Amur Maple June Berry American Beech
	Nyssa sylvatica Oxydendron arboretum Quercus alba	Black Tupelo Sourwood White Oak
	Quercus coccinea	Scarlet Oak
lowernq and Prnamental Trees	Chonanthus vranicus Cornus florida Magnolia stellata	White Fringe Tree Flowering dogwood Star magnolia
vergreen Trees	llex opaca llex opaca 'Fosteri' Magnolia virqiniana Myrica cerifera Pinus taeda	American Holly Foster's American Holly Sweet Bay magnolia Wax-myrtle Lobiolly Pine
eciduous Shrubs	Azalea nudiflorum Calycanthus floridus Clethra alnifolia Hamamelis vernalis Hydranqea quercifolia Ilex verticillata	Pnxter Bloom Carolina Allspice Sweet Pepperbush Vernal Witch Hazel Oakleaf Hydrangea Winter Berry
vergreen Shrubs	Azalea varieties Camellia sasanqua Ilex qlabra Ilex vomitoria Hydranqea quercifolia Hydranqea quercifolia Muniperus procumbens nana Mahonia aquifolium Myrica cerifera Viburnum rhytidophyllum	Azalea Sasanqua Camellia Inkberry Holly Yaupon Holly Oakleaf Hydranqea Dwarf Common Juniper Oregon Grape Holly Wax myrtle Leatherleaf Vburnum
roundcovers	Convallaria majalis lberis sempervirens Ophiopogon japonicus Polystichum acrostichoides	Lilly of the Valley Candytuft Mondo grass Christmas fern

LEGAL ZONING BOUNDARY DESCRIPTION:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE PROPERTY BELONGING TO THE CITY OF WILLIAMSBURG AND THE RIGHT-OF-WAY OF ROUTE 713, THENCE TRAVELING ALONG SAID RIGHT-OF-WAY IN A SOUTHWEST DIRECTION A DISTANCE OF 100.01' TO A POINT, THENCE N 45° 43' 43" W A DISTANCE OF 371.33' TO A POINT, THENCE N 39° 49' 58" E A DISTANCE OF 438.33' TO A POINT, THENCE N 39° 49' 58" E A DISTANCE OF 438.33' TO A POINT, THENCE SEINGHT-OF-WAY OF ROUTE 713, THENCE ALONG SAID RIGHT-OF-WAY IN A SOUTHWEST DIRECTION A DISTANCE OF 442.29' TO THE POINT OF BEGINNING, BEING ALL THAT PROPERTY OWNED BY THE CITY OF WILLIAMSBURG, GPIN# D16D-4258-0831, RECORDED IN THE CLERK'S OFFICE OF YORK COUNTY IN DEED BOOK 694 AT PAGE 232, AND A PORTION OF THE PROPERTY OWNED BY THE CITY OF WILLIAMSBURG, GPIN# D17D-4411-0443.



Transportation
Land Development
Environmental Services
477 McLaws Circle, Suite 1
Williamsburg, Virginia 23185
757-220-0500 • FAX 757-220-8544

Vanasse Hangen

Brustlin,

THIS IS A CONCEPTUAL PLAN AND ALL IMPROVEMENTS ARE SUBJECT TO COUNTY OF YORK AND VDOT APPROVAL PRIOR TO CONSTRUCTION. GENERAL NOTES:

SURVEY:

EXISTING CONDITIONS ARE BASED ON COUNTY OF YORK TOPOGRAPHIC MAPS AND AVAILABLE INFORMATION AND IS NOT FROM AN ACTUAL FIELD SURVEY.

THE AREA OF THE SUBJECT PARCEL IS 3.02 ACRES. THE SITE IS OWNED BY THE CITY OF WILLIAMSBURG AND IS OCCUPIED BY THE HERITAGE HUMANE SOCIETY ANIMAL SHELTER UNDER A LAND LEASE ARRANGEMENT. SUBJECT PARCEL IS SHOWN AS A PORTION OF TAX MAP PARCEL NO. 006-4C.

ALL EXISTING UNDERGROUND UTILITY LINES ARE APPROXIMATE, BASED UPON THE COMPILATION OF PLANS OF RECORD, INFORMATION RECEIVED FROM THE CITY OF WILLIAMSBURG AND SURFACE EVIDENCE OBSERVED AND HAVE NOT BEEN FIELD SURVEYED.

THIS DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY OF THE PROPERTY SHOWN.

ZONING/USE:

SITE IS CURRENTLY ZONED RC, RESOURCE CONSERVATION DISTRICT THE USE CURRENT AND PROPOSED IS FOR AN ANIMAL SHELTER.

A SPECIAL USE PERMIT IS REQUIRED TO PERMIT AN ANIMAL SHELTER WITHIN ZONING DISTRICT. REZONING TO RR, RURAL RESIDENTIAL IS REQUIRED TO PERMIT AN ANIMAL SI

FLOOD HAZARD ZONING:

THE SUBJECT PARCEL LIES WITHIN A F.E.M.A. DESIGNATED FLOOD HAZARD ZO AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, PANE NUMBER 510182 0025 B, BEARING AN EFFECTIVE DATE OF DECEMBER 16, 19: ZONE X IS AN AREA OF DETERMINED TO BE OUTSIDE 500—YEAR FLOOD PLANE.

DRAINAGE:

THE SITE LIES WITHIN THE WMP, WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT FOR THE WALLER MILL RESERVOIR. OUTSIDE THE COUNTY OF YORK'S CHESAPEAKE BAY PRESERVA

Heritage Humane Society

STORMWATER RUNOFF FROM ALL ONSITE DEVELOPED AREAS IS TO BE DIRECTED TO THE PROPOSED ONSITE STORMWATER MANAGEMENT BASIN. DISCHARGE FROM THE BASIN WILL BE DIRECTED AWAY FROM THE WALLER MILL RESERVOIR TO A TRIBUTARY OF QUEENS CREEK, WHICH IS NOT WITHIN THE WATERSHED MANAGEMENT AND PROTECTION OVERLAY DISTRICT FOR YORK COUNTY. SHOULD THE STORMWATER MANAGEMENT BASIN DISCHARGE BE DIRECTED TO THE WALLER MILL RESERVOIR AN IMPACT STUDY, CITY OF WILLIAMSBURG AND COUNTY OF YORK APPROVALS WILL BE BASED ON LIMITED FIELD VISITS AND REVIEW OF U.S.G.S. MAPPING, IT DOES NOT APPEAR THAT ANY WETLANDS ENCUMBER THE SITE. FIELD VERIFICATION FOR THE PRESENCE OF WETLANDS HAS YET TO BE DETERMINED BY A WETLANDS SCIENTIST.

PURSUANT TO DISCUSSIONS WITH YORK COUNTY STAFF DESIGN OF THE STORMWATER MANAGEMENT BASIN SHALL BE IN CONFORMANCE TO YORK COUNTY REQUIREMENTS.

Not Approved for Construction

Rezoning & Special Use Permit

County of York, Virginia

Waller Mill Road Rt. 713

Animal Shelter

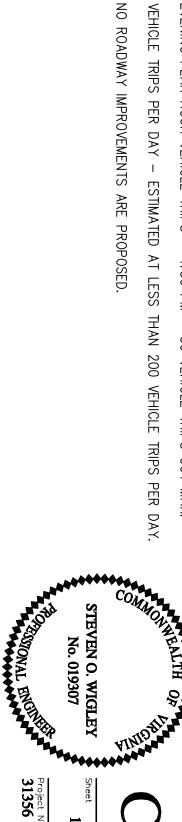
TRIP GENERATION DATA/ROADWAY IMPROVEMENTS: Concept Plan

ITE TRIP GENERATION DATA — ANIMAL SHELTERS OR SIMILAR TYPE FACILITIES HAVE NOT BEEN DOCUMENTED BY ITE IN THE TRIP GENERATION MANUAL. THEREFORE, TRIP GENERATION ESTIMATES HAVE BEEN DEVELOPED BASED ON ACTUAL AND PROJECTED STAFFING AND USE.

BUSINESS HOURS 12:00 PM TO 4:30 PM

MORNING PEAK HOUR VEHICLE TRIPS — NEGLIGIBLE (SHELTER CLOSED) EVENING PEAK HOUR VEHICLE TRIPS — 4:30~PM — 30~VEHICLE TRIPS OUT MA

NO ROADWAY IMPROVEMENTS ARE PROPOSED.



	Date A 1 2002
	Approved by
	Drawn by Checked by
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